

2015

Fillmore

County Board

Report



County Board Equalization Duties

- Ensures equalization
 - Based on facts presented
 - Property tax law
- Eligible appellants
 - Appeal at the Local Board first
 - Open book appellants may directly appeal to County Board
- Authority to review assessments throughout the county
 - May hear all appeals from all taxing districts
- Increase or decrease estimated market value
 - To the sum believed to be its market value based on evidence
- Not reduce aggregate value of all property by more than one percent
 - Current year 1% = \$41,122,697
- Appeals must be based on facts
 - Burden of proof is on the appellant

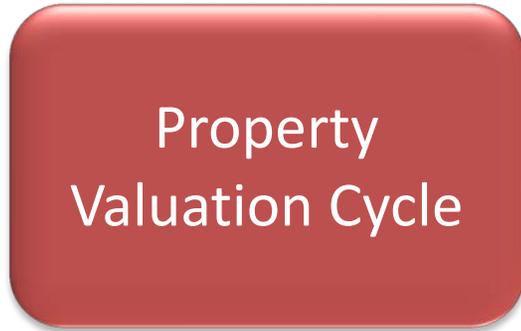
Sales Study

- October 1 through September 30
- 12 mth time period for determining the median ratio
- Sales within this time period are used to determine the changes in assessed value
- Assessment Date January 2
- The sale study precedes the assessment date of January 2
- 10/1/13-9/30/14 study is for the assessment date of 1/2/2015
- Taxes being payable in 2016
- Arm's-length sales transaction
- Both parties are acting in their own self-interest
- Qualified & Unqualified sales
- Q=Arm's-length transactions
- U=Foreclosures, bank sales, relative sales, partial interest
- Sales are closely scrutinized by the appraisers
- Department of Revenue's Role
- Ensures equalization by verifying that the assessor's changes in values responded to the changes in the market



March – June 30
Appeals Period
Valuation Notices go out with
tax statements in March
Appeals Period in April
County Board In June

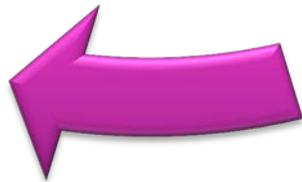
May – November
Field Inspections
Reassess land, sites
dwellings & extra features



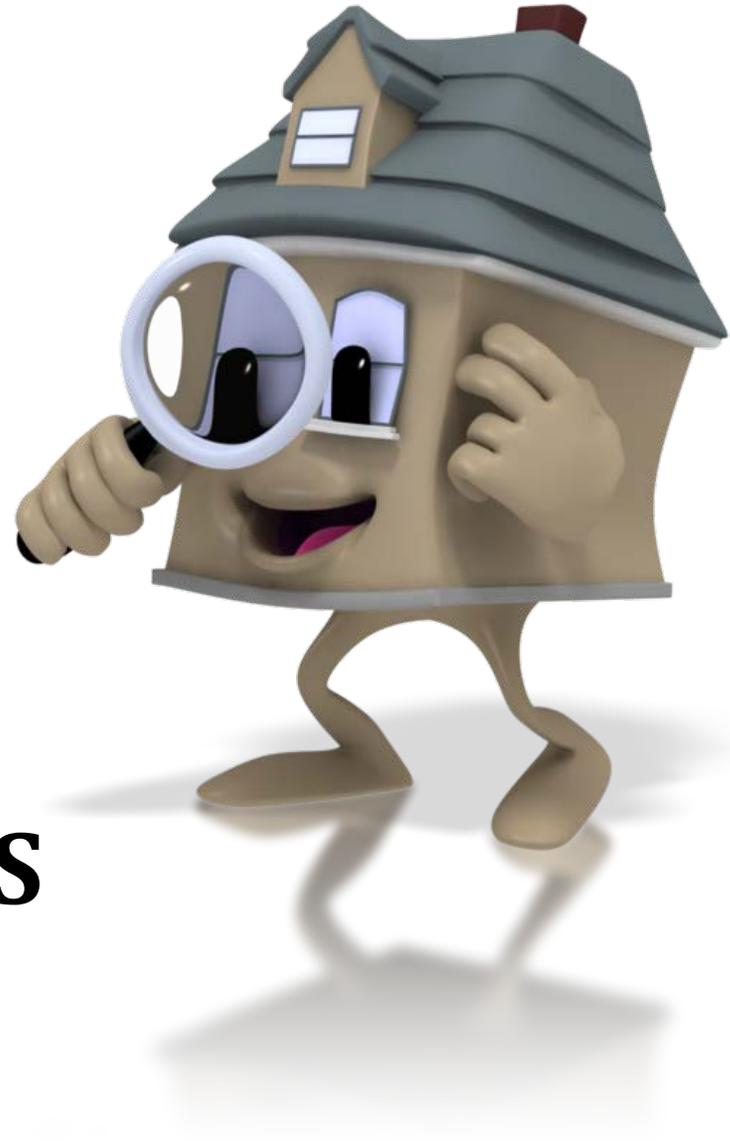
November - February
Establish Market Value
utilizing sales study



December – February
New Construction Reviews
Blueprints, measure, photos



FIELD INSPECTIONS



MN Statute 273.08

- Property is reassessed at maximum intervals of 5 years - Quintile

Reassessments start in May & go thru November

- 19,100 taxable real estate parcels
 - 3,820 per year reassessed (20%)
 - 1,270 per appraiser per year
 - 1,398 exempt parcels



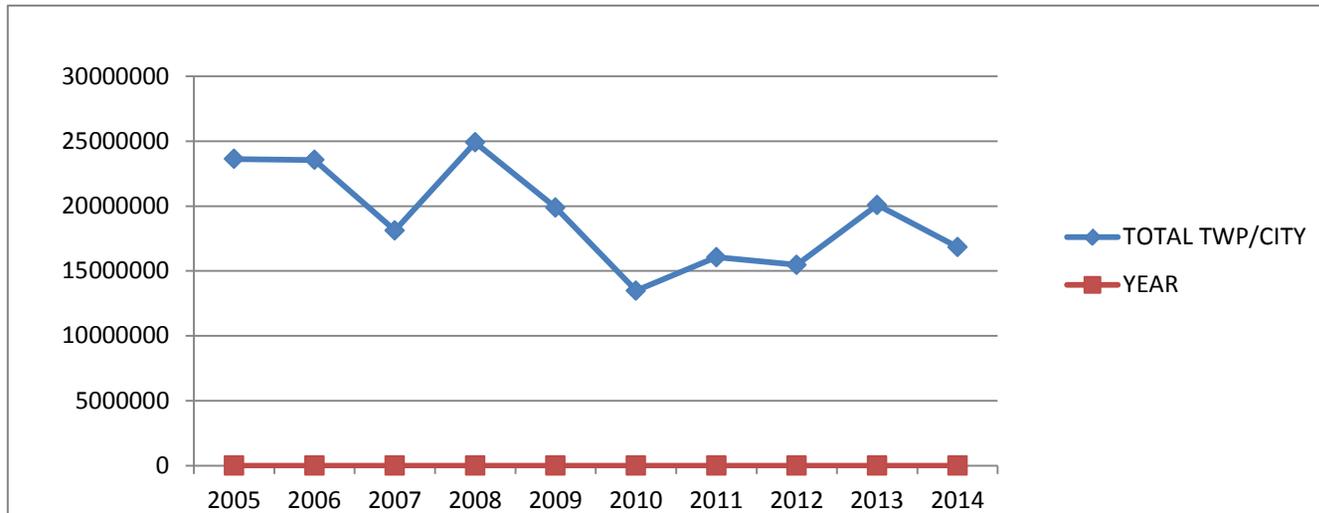
NEW CONSTRUCTION

FILLMORE COUNTY
NEW CONSTRUCTION HISTORY (actual yr blt)

NAME OF TWP	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
AMHERST	660,300	696,600	444,800	112,200	188,300	486,200	244,600	307,700	299,000	463,700
ARENDAHL	21,800	617,400	403,400	470,800	489,500	256,700	505,700	546,300	151,200	513,200
BEAVER	837,800	249,500	449,200	677,000	1,081,100	155,900	245,000	404,700	178,800	141,000
BLOOMFIELD	181,800	234,500	443,000	338,400	427,600	418,800	418,100	119,700	241,400	198,800
BRISTOL	487,800	641,600	250,900	42,600	380,700	354,500	482,700	554,100	195,900	211,600
CANTON	286,500	564,400	470,300	145,100	160,600	737,600	223,400	275,100	370,500	174,000
CARIMONA	443,300	1,239,300	855,100	1,474,800	1,814,500	938,300	2,163,000	429,600	737,300	386,300
CARROLTON	945,600	555,500	169,400	330,800	294,300	745,400	540,100	350,200	570,400	502,000
CHATFIELD	1,339,600	1,221,500	617,700	284,100	1,159,800	458,000	557,200	96,900	1,309,600	488,200
FILLMORE	320,100	290,100	398,100	13,800	926,200	645,100	913,100	395,000	774,300	462,000
FORESTVILLE	860,400	185,300	397,400	100,000	49,300	163,300	534,600	203,200	470,000	450,700
FOUNTAIN	319,100	436,900	282,000	0	616,300	709,600	417,300	930,900	149,100	158,000
HARMONY	516,300	289,000	657,000	72,700	265,500	640,500	706,200	546,200	162,500	274,800
HOLT	342,600	630,200	435,700	290,700	221,600	312,000	128,600	604,500	436,400	753,000
JORDAN	131,700	545,600	476,600	51,900	252,900	233,800	375,500	654,800	178,900	734,100
NEWBURG	524,500	385,200	403,000	165,200	410,200	322,300	1,074,300	524,600	490,500	515,000
NORWAY	317,700	509,800	339,800	352,200	259,700	122,400	203,800	1,247,600	297,900	514,500
PILOT MOUND	651,000	370,600	586,000	475,800	228,900	221,800	230,100	388,700	745,400	148,200
PREBLE	315,200	318,300	342,500	306,800	244,800	186,200	216,400	217,100	141,900	214,700
PRESTON	550,900	533,300	375,000	171,300	440,300	456,400	362,100	699,000	995,900	872,800
SPRING VALLEY	796,200	524,200	641,400	0	731,200	293,200	531,100	631,900	375,100	718,900
SUMNER	403,000	907,500	957,700	207,500	112,900	637,500	1,102,300	300,100	402,000	162,500
YORK	317,800	907,500	47,200	319,500	731,000	276,100	259,600	405,000	180,500	2,200
TOTAL TWP	11,571,000	12,853,800	10,443,200	6,403,200	11,487,200	9,771,600	12,434,800	10,832,900	9,854,500	9,060,200

**FILLMORE COUNTY
NEW CONSTRUCTION HISTORY (actual yr blt)**

NAME OF CITY	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
CANTON	227000	100700	162900	25100	12500	1400	15900	222500	68400	255700
CHATFIELD	4084000	1942000	1027800	984300	1481600	974900	89500	914400	1326000	1019200
FOUNTAIN	390600	500600	130900	10400	0	23100	4800	209100	106900	18400
HARMONY	1018500	930900	414700	911000	464500	219100	150500	198800	427600	363500
LANESBORO	659200	284100	432000	2655200	445100	398000	203800	283300	431700	126900
MABEL	1115200	887200	423200	251800	1252400	107500	31700	39200	166400	144800
OSTRANDER	150000	930900	117700	73000	1424700	7000	0	70600	0	0
PETERSON	38200	725500	1000	46600	1800	0	0	3400	0	59200
PRESTON	233200	284100	1902700	169200	415600	89100	531100	80600	803300	2037400
RUSHFORD	590600	873100	693000	7204400	1846700	700900	1145400	615200	2355400	1120100
RUSHFORD VILL	1974400	2047300	1008200	5669500	525800	338800	386200	1335400	2294900	678200
SPRING VALLEY	1129300	778700	1302700	496700	345300	761500	454300	170500	1805900	1093700
WHALAN	435100	65900	0	0	150000	0	1700	35200	399100	649700
WYKOFF	12000	349900	59400	7300	29400	88000	603200	458000	38100	212200
TOTAL CITY	12,057,300	10,700,900	7,676,200	18,504,500	8,395,400	3,709,300	3,618,100	4,636,200	10,223,700	7,779,000
TOTAL TWP/CITY	23,628,300	23,554,700	18,119,400	24,907,700	19,882,600	13,480,900	16,052,900	15,469,100	20,078,200	16,839,200



**FILLMORE COUNTY
2015A TOWNSHIP NEW CONSTRUCTION**

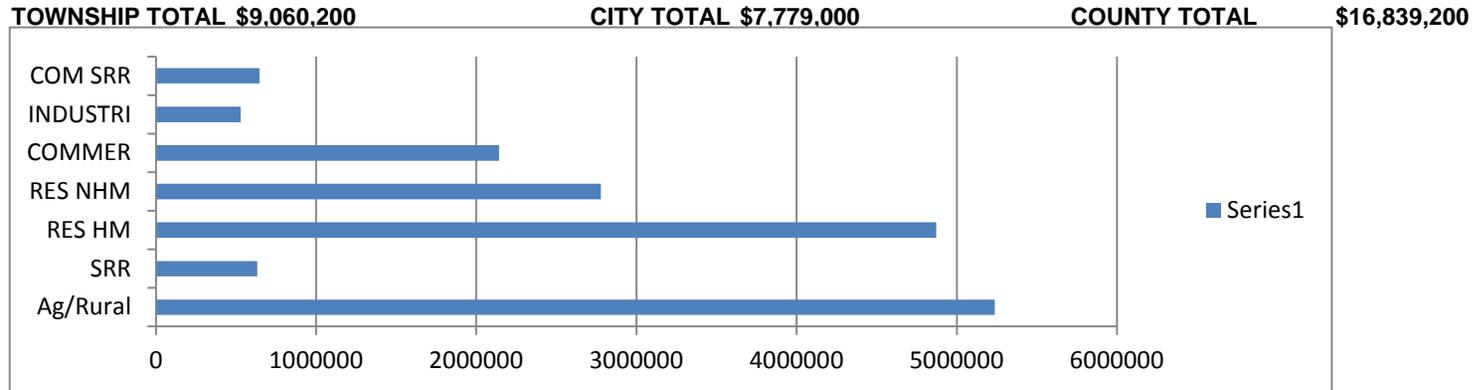
NAME OF TWP	Ag/Rural	SRR	RES HM	RES NHM	COMMER	INDUSTRI	COM SRR	TOTAL
AMHERST	\$371,000	\$41,500	\$27,600	\$23,600	\$0	\$0	\$0	\$463,700
ARENDAHL	\$189,000	\$0	\$100,900	\$223,300	\$0	\$0	\$0	\$513,200
BEAVER	\$134,300	\$0	\$6,700	\$0	\$0	\$0	\$0	\$141,000
BLOOMFIELD	\$192,100	\$0	\$0	\$0	\$6,700	\$0	\$0	\$198,800
BRISTOL	\$125,700	\$0	\$85,900	\$0	\$0	\$0	\$0	\$211,600
CANTON	\$127,600	\$6,100	\$2,800	\$37,500	\$0	\$0	\$0	\$174,000
CARIMONA	\$29,500	\$0	\$136,900	\$219,900	\$0	\$0	\$0	\$386,300
CARROLTON	\$254,700	\$0	\$247,300	\$0	\$0	\$0	\$0	\$502,000
CHATFIELD	\$332,800	\$0	\$148,100	\$0	\$7,300	\$0	\$0	\$488,200
FILLMORE	\$159,600	\$0	\$272,200	\$26,900	\$3,300	\$0	\$0	\$462,000
FORESTVILLE	\$42,000	\$160,100	\$17,300	\$231,300	\$0	\$0	\$0	\$450,700
FOUNTAIN	\$123,600	\$8,400	\$15,600	\$0	\$10,400	\$0	\$0	\$158,000
HARMONY	\$90,500	\$0	\$177,400	\$3,300	\$3,600	\$0	\$0	\$274,800
HOLT	\$481,700	\$122,300	\$41,000	\$108,000	\$0	\$0	\$0	\$753,000
JORDAN	\$464,700	\$0	\$269,400	\$0	\$0	\$0	\$0	\$734,100
NEWBURG	\$193,200	\$0	\$54,900	\$13,800	\$253,100	\$0	\$0	\$515,000
NORWAY	\$407,600	\$0	\$103,000	\$3,900	\$0	\$0	\$0	\$514,500
PILOT MOUND	\$74,700	\$7,900	\$65,600	\$0	\$0	\$0	\$0	\$148,200
PREBLE	\$112,100	\$84,600	\$18,000	\$0	\$0	\$0	\$0	\$214,700
PRESTON	\$498,300		\$23,800	\$350,700	\$0	\$0	\$0	\$872,800
SPRING VALLEY	\$554,000	\$0	\$164,900	\$0	\$0	\$0	\$0	\$718,900
SUMNER	\$114,600	\$0	\$37,800	\$10,100	\$0	\$0	\$0	\$162,500
YORK	\$2,200	\$0	\$0	\$0	\$0	\$0	\$0	\$2,200
TOTAL	\$5,075,500	\$430,900	\$2,017,100	\$1,252,300	\$284,400	\$0	\$0	\$9,060,200

**FILLMORE COUNTY
2015A CITY NEW CONSTRUCTION**

NAME OF CITY	Ag/Rural	SRR	RES HM	RES NHM	COMMER	INDUSTRI	APT/BB/CSRR	TOTAL
CANTON	\$0	\$0	\$243,300	\$12,400	\$0	\$0	\$0	\$255,700
CHATFIELD	\$0	\$0	\$457,500	\$561,700	\$0	\$0	\$0	\$1,019,200
FOUNTAIN	\$0	\$0	\$16,700	\$0	\$1,700	\$0	\$0	\$18,400
HARMONY	\$0	\$0	\$67,700	\$104,500	\$0	\$191,300	\$0	\$363,500
LANESBORO	\$0	\$76,100	\$40,900	\$9,900	\$0	\$0	\$0	\$126,900
MABEL CITY	\$0	\$0	\$33,100	\$111,700	\$0	\$0	\$0	\$144,800
OSTRANDER	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PETERSON	\$0	\$4,900	\$46,600	\$7,700	\$0	\$0	\$0	\$59,200
PRESTON	\$1,500	\$0	\$438,400	\$300,900	\$958,200	\$338,400	\$0	\$2,037,400
RUSH Ci	\$0	\$0	\$260,700	\$76,300	\$135,600	\$0	\$647,500	\$1,120,100
RUSH VI	\$160,700	\$120,000	\$255,500	\$142,000	\$0	\$0	\$0	\$678,200
SPRING VALLEY	\$0	\$0	\$928,200	\$165,500	\$0	\$0	\$0	\$1,093,700
WHALAN	\$0	\$0	\$54,300	\$33,400	\$562,000	\$0	\$0	\$649,700
WYKOFF	\$0	\$0	\$11,000	\$0	\$201,200	\$0	\$0	\$212,200
TOTAL	\$162,200	\$201,000	\$2,853,900	\$1,526,000	\$1,858,700	\$529,700	\$647,500	\$7,779,000

TOTAL T/C	\$5,237,700	\$631,900	\$4,871,000	\$2,778,300	\$2,143,100	\$529,700	\$647,500	\$16,839,200
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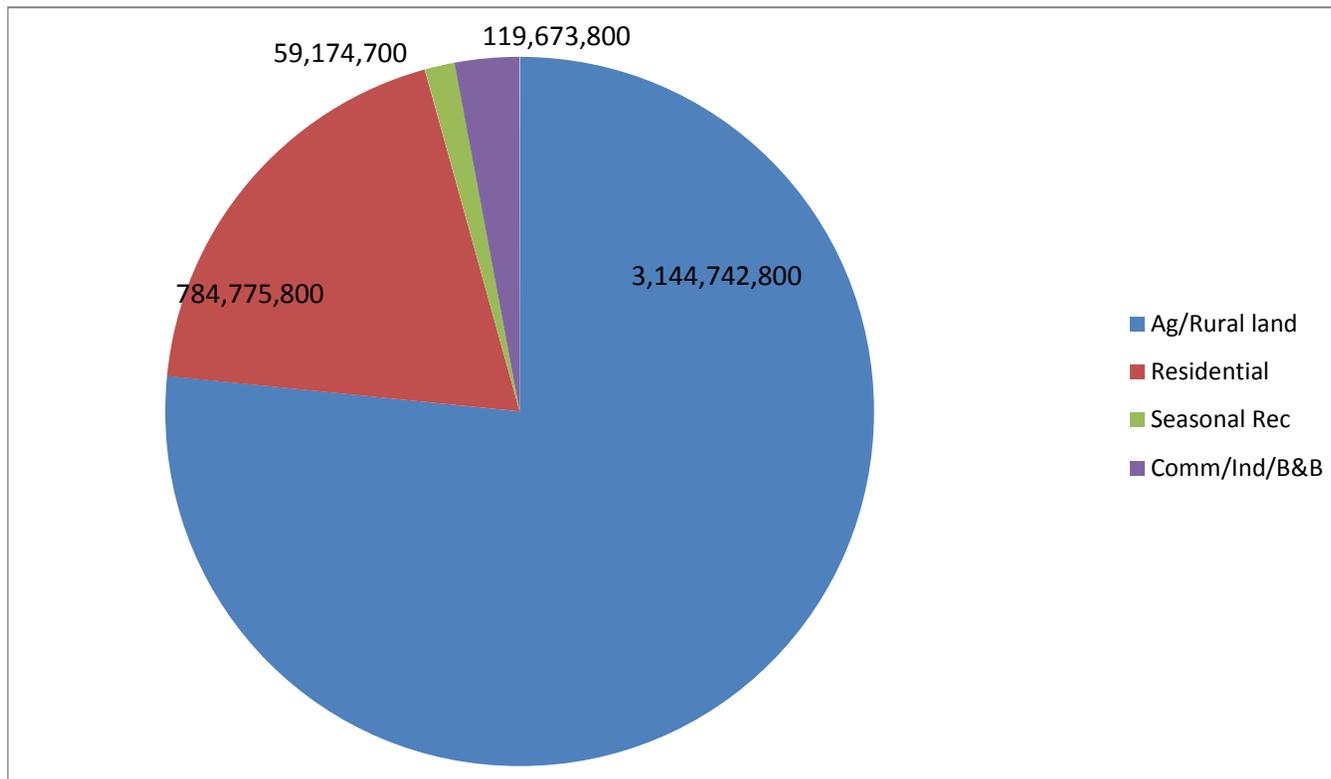
SUMMARY





2015 MARKET VALUES

Valuation Summary by Classification



Total County EMV = 4,112,269,700

FILLMORE COUNTY VALUATION SUMMARY

2015 TOWNSHIP ASSESSMENT

District	Total Value	New Const	Ag/Rural land	Residential	Seasonal Rec	Comm/Ind/B&B
Amherst	140,804,000	463,700	132,261,000	7,624,000	760,200	158,800
Arendahl	136,904,000	513,200	122,806,900	12,028,700	2,033,100	35,300
Beaver	157,835,900	141,000	149,366,000	7,641,300	72,200	756,400
Bloomfield	162,013,600	198,800	148,668,300	12,436,000	330,300	579,000
Bristol	159,649,600	211,600	151,238,200	7,553,400	519,700	338,300
Canton	147,954,300	174,000	135,439,800	10,695,500	1,032,200	786,800
Carimona	141,686,300	386,300	128,942,300	9,282,200	750,600	2,711,200
Carrolton	132,946,700	502,000	112,748,000	15,733,200	2,431,400	2,034,100
Chatfield	148,389,600	488,200	119,486,000	27,449,500	800,300	653,800
Fillmore	151,442,000	462,000	131,992,000	17,886,300	1,153,000	410,700
Forestville	135,364,000	450,700	119,462,400	13,898,900	1,833,900	168,800
Fountain	147,020,600	158,000	135,247,400	10,245,700	589,000	938,500
Harmony	158,400,400	274,800	146,309,000	11,608,400	0	483,000
Holt	110,502,200	753,000	97,379,900	10,447,200	1,946,700	728,400
Jordan	143,463,100	734,100	123,744,500	18,785,100	915,500	18,000
Newburg	155,459,500	515,000	139,058,000	13,187,400	773,100	2,441,000
Norway	134,284,400	514,500	122,187,300	10,769,100	1,209,300	118,700
Pilot Mound	132,146,100	148,200	115,358,900	13,307,300	3,356,000	123,900
Preble	120,130,400	214,700	109,949,000	6,504,000	3,626,600	50,800
Preston	139,039,100	872,800	127,761,200	8,571,300	1,243,400	1,463,200
Spring Valley	162,124,900	718,900	127,256,100	30,691,200	1,106,000	3,071,600
Sumner	187,505,600	162,500	165,352,600	21,865,900	250,500	36,600
York	163,282,300	2,200	152,145,600	10,684,900	430,700	21,100
Twp Total 15A	3,368,348,600	9,060,200	3,014,160,400	308,896,500	27,163,700	18,128,000
Twp Total 14A	3,374,418,100	9,854,500	3,028,992,300	299,074,700	27,538,300	18,812,800

FILLMORE COUNTY VALUATION SUMMARY

2015 CITY ASSESSMENT

District	Total Value	New Const	Ag/Rural land	Residential	Apt/MFGPL/SRR	Comm/Ind/B&B
Canton City	14,873,100	255,700	3,992,300	9,482,100	430,100	968,600
Chatfield City	97,260,100	1,019,200	2,134,100	82,283,200	2,612,300	10,230,500
Fountain City	24,158,500	18,400	3,175,600	16,798,700	502,000	3,682,200
Harmony City	57,345,200	363,500	1,389,800	42,146,800	2,854,100	10,954,500
Lanesboro Ci	53,888,600	126,900	1,928,200	39,611,400	3,798,300	8,550,700
Mabel City	27,260,500	144,800	427,300	21,877,400	2,887,100	2,068,700
Ostrander Ci	11,963,900	0	1,659,300	6,744,200	1,064,200	2,496,200
Peterson Ci	9,802,600	59,200	780,500	7,404,900	686,700	930,500
Preston City	70,428,500	2,037,400	4,884,300	45,968,000	3,355,200	16,221,000
Rushford City	92,197,600	1,120,100	832,600	69,130,400	8,027,500	14,207,100
Rushford Vil	142,939,000	678,200	85,371,100	47,101,100	1,157,400	9,309,400
Spring Valley	114,979,600	1,093,700	6,124,600	88,529,800	2,332,500	17,992,700
Whalan City	7,660,900	649,700	205,500	4,645,900	1,635,100	1,174,400
Wykoff City	19,163,000	212,200	2,767,600	12,967,600	668,500	2,759,300
City Total 15A	743,921,100	7,779,000	115,672,800	494,691,500	32,011,000	101,545,800
City Total 14A	731,124,800	10,223,700	115,750,500	484,700,100	28,833,800	101,840,400

COUNTY TOTAL

2015A Total	4,112,269,700	16,839,200	3,129,833,200	803,588,000	59,174,700	119,673,800
2014A Total	4,105,542,900	20,078,200	3,144,742,800	783,774,800	56,372,100	120,653,200
% Difference	0.16%	-16.13%	-0.47%	2.53%	4.97%	-0.81%

2013A Total	3,644,478,000	15,469,100	2,698,037,400	774,326,300	52,989,500	119,124,800
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TOWNSHIP PERCENT DIFFERENCE FROM PRIOR YEAR

<u>TOWNSHIP</u>	<u>2014 ASSESSMENT</u>	<u>% Inc/Dec</u>	<u>2015 ASSESSMENT</u>
AMHERST	\$140,477,700	0.23%	\$140,804,000
ARENDAHL	\$136,420,400	0.35%	\$136,904,000
BEAVER	\$158,615,100	-0.49%	\$157,835,900
BLOOMFIELD	\$163,067,100	-0.65%	\$162,013,600
BRISTOL	\$160,525,400	-0.55%	\$159,649,600
CANTON	\$148,647,700	-0.47%	\$147,954,300
CARIMONA	\$142,683,600	-0.70%	\$141,686,300
CARROLTON	\$132,721,000	0.17%	\$132,946,700
CHATFIELD	\$147,725,500	0.45%	\$148,389,600
FILLMORE	\$151,719,800	-0.18%	\$151,442,000
FORESTVILLE	\$135,366,400	0.00%	\$135,364,000
FOUNTAIN	\$148,054,700	-0.70%	\$147,020,600
HARMONY	\$159,338,600	-0.59%	\$158,400,400
HOLT	\$110,014,400	0.44%	\$110,502,200
JORDAN	\$143,122,500	0.24%	\$143,463,100
NEWBURG	\$155,552,700	-0.06%	\$155,459,500
NORWAY	\$133,978,200	0.23%	\$134,284,400
PILOT MOUND	\$132,206,100	-0.05%	\$132,146,100
PREBLE	\$120,490,000	-0.30%	\$120,130,400
PRESTON	\$138,551,300	0.35%	\$139,039,100
SPRING VALLEY	\$162,119,900	0.00%	\$162,124,900
SUMNER	\$188,257,000	-0.40%	\$187,505,600
YORK	\$164,763,000	-0.90%	\$163,282,300
TOWNSHIP TOTAL	\$3,374,418,100	-0.18%	\$3,368,348,600

CITY PERCENT DIFFERENCE FROM PRIOR YEAR

<u>CITIES</u>	<u>2014 ASSESSMENT</u>	<u>%Inc/Dec</u>	<u>2015 ASSESSMENT</u>
CANTON	\$14,710,400	1.11%	\$14,873,100
CHATFIELD	\$96,429,600	0.86%	\$97,260,100
FOUNTAIN	\$25,754,300	-6.20%	\$24,158,500
HARMONY	\$54,492,800	5.23%	\$57,345,200
LANESBORO	\$57,032,200	-5.51%	\$53,888,600
MABEL	\$25,537,400	6.32%	\$27,260,500
OSTRANDER	\$11,913,400	0.42%	\$11,963,900
PETERSON	\$9,937,300	-1.37%	\$9,802,600
PRESTON	\$64,150,900	9.79%	\$70,428,500
RUSHFORD	\$93,586,900	-1.48%	\$92,197,600
RUSHFORD VI	\$137,619,500	3.87%	\$142,939,000
SPRING VALLEY	\$113,879,900	0.97%	\$114,979,600
WHALAN	\$6,959,300	10.08%	\$7,660,900
WYKOFF	\$19,120,900	0.22%	\$19,163,000
CITY TOTAL	\$731,124,800	1.75%	\$743,921,100
 SUMMARY			
TOWNSHIP TOTAL	\$3,374,418,100	-0.18%	\$3,368,348,600
CITY TOTAL	\$731,124,800	1.75%	\$743,921,100
COUNTY TOTAL	\$4,105,542,900	0.16%	\$4,112,269,700

Assessment Summary

Commercial/Industrial Class

- 15 Sales Countywide
- 96% Final Ratio Countywide
- -0.81% Decrease in total value

Agricultural/Rural Vacant Land Class

- 38 Ag Sales Countywide
- 99% Final Ratio Countywide
- -0.47% Decrease in total value

B&C Soils decreased by \$100/acre

Pastue, woods, waste increased by \$100/acre

Seasonal Recreational land decreased by \$300/acre

Fillmore County Farm Land Values per Acre

<u>SOIL TYPE</u>	2013 Assessment		2014 Assessment		2015 Assessment	
	<u>EMV</u>	<u>EMV GA</u>	<u>EMV</u>	<u>EMV GA</u>	<u>EMV</u>	<u>EMV GA</u>
A tillable	\$6,200	\$6,200	\$7,400	\$7,400	\$7,400	\$7,400
A- tillable	\$6,100	\$6,100	\$7,300	\$7,300	\$7,300	\$7,300
B tillable	\$6,000	\$6,000	\$7,200	\$7,200	\$7,100	\$7,100
B- tillable	\$5,900	\$5,900	\$7,100	\$7,100	\$7,000	\$7,000
C tillable	\$5,800	\$5,800	\$7,000	\$7,000	\$6,900	\$6,900
C- tillable	\$5,700	\$5,700	\$6,900	\$6,900	\$6,800	\$6,800
Pasture	\$2,400	\$2,000	\$2,700	\$2,200	\$2,800	\$2,300
Woods	\$2,200	\$1,000	\$2,500	\$1,100	\$2,600	\$1,200
Waste	\$1,800	\$1,000	\$1,800	\$1,000	\$1,900	\$1,100
Seasonal Recreational Land						
	2013 Assessment		2014 Assessment		2015 Assessment	
EMV	\$3,500		\$3,500		\$3,200	

AG LAND VALUES
100% CER--REGION I
2015 Assessment

COUNTY	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Dodge	2225	2250	2400	2600	3100	3500	3600	4150	4400	4900	5300	5850	7000	9300	9800	9800
Fillmore	1700	1700	1850	1950	2150	2450	2750	2800	3200	3500	3700	4000	5000	6200	7400	7400
Freeborn	2000	2200	2200	2300	2700	3300	3500	3700	4000	4800	5100	5600	6500	9100	10000	9000
Goodhue	2100	2318	3118	3301	3294	4148		4461	5211	5684	5684	6160	6800	8500	8500	8500
Houston	1500	1550	2000	2100	2225	2500	2900	3200	3600	3800	3800	4300	5000	6500	7500	7500
Mower	2200	2450	2650	2750	3150	3400	3900	4400	4600	5150	5700	6000	7300	10600	10600	10100
Olmsted	2000	2200	2450	2900	3350	3700	3850	4100	4100	4400	4575	4575	5400	7560	8165	8600
Rice	2300	2400	3650	4200	5265	6100	6500	6500	6500	5900	5300	4800		6200	6600	6600
Steele	2150	2200	2400	2520	2800	3300	3750	4150	4550	5000	5000	5300	6400	8400	9900	9200
Wabasha	1750	2050	2150	2300	2425	2825		3250	4250	4500	4550	4800	5600	6750	7400	7400
Waseca	2400	2400	2800	3080	3100	3500		4400	4850	5300	5800	6100	6900	9100	10900	9300
Winona	1650	2000	1800	1950	2400	2800	3000	3400	4100	4100	4100	4300	4800	7000	8000	8000

Assessment Summary

Residential Class

- 211 Sales Countywide
- 95% Final Ratio Countywide
- 2.53% Increase in total value



Increased values: Harmony City, City of Rushford Village, Mabel
Preston City

Decreased values: Lanesboro City, Peterson City, Rushford City, Fountain City

10% Countywide Adj:

Fair Yr Blt = 1800-1949 decrease dwelling

Below Avg Yr Blt = 1901-1925 decrease dwelling

Below Avg Yr Blt = 1950-1989 decrease dwelling

Avg Yr Blt = 1901-1949 increase dwelling

Avg Yr Blt = 1990-1999 increase dwelling

Above Avg Yr Blt= 1800-1969 decrease dwelling not SVC

Above Avg Yr blt = 1970-2010 increase dwelling not SVC

Above Avg SVC only, yr blt = all increase dwelling

Good SVC only, yr blt = 2000-2014 increase dwelling

Assessment Summary

SRR, Apartments, MH Park Classes

- SRR sales are included with Residential Class
 - Classified as Recreational
- No apartment or MH park sales
- 4.97% Increase in total value

TOWNSHIP RESIDENTIAL/AG HG RATES, 1AC SITES & LEVY

ID	Township	House Rate 2015P	House Rate 2016P	Change	Site Value 2015P	Site Value 2016P	Change	Levy 2014P	Levy 2015P	Change
1	Newburg	\$47.25	\$47.25	\$0.00	\$30,500	\$30,500	\$0	57.856	54.246	(3.610)
3	Preble	\$48.25	\$48.25	\$0.00	\$25,500	\$25,500	\$0	57.710	54.025	(3.685)
4	Norway	\$53.00	\$53.00	\$0.00	\$30,500	\$30,500	\$0	59.034	78.939	19.905
8	Canton	\$46.00	\$46.00	\$0.00	\$30,500	\$30,500	\$0	61.986	56.839	(5.147)
10	Amherst	\$53.00	\$53.00	\$0.00	\$30,500	\$30,500	\$0	60.850	57.838	(3.012)
11	Holt	\$54.00	\$54.00	\$0.00	\$30,500	\$30,500	\$0	58.942	78.720	19.778
13	Arendahl	\$58.50	\$58.50	\$0.00	\$30,500	\$30,500	\$0	50.410	71.555	21.145
14	Harmony	\$58.50	\$58.50	\$0.00	\$35,500	\$35,500	\$0	59.829	54.627	(5.202)
16	Preston	\$57.50	\$57.50	\$0.00	\$30,500	\$30,500	\$0	47.566	48.918	1.352
18	Carrolton	\$63.00	\$63.00	\$0.00	\$35,500	\$35,500	\$0	55.466	59.592	4.126
20	Pilot Mound	\$62.50	\$62.50	\$0.00	\$35,500	\$35,500	\$0	50.064	48.780	(1.284)
21	Bristol	\$55.00	\$55.00	\$0.00	\$30,500	\$30,500	\$0	60.783	54.446	(6.337)
22	Carimona	\$57.50	\$57.50	\$0.00	\$30,500	\$30,500	\$0	62.764	56.724	(6.040)
23	Fountain	\$57.50	\$57.50	\$0.00	\$35,500	\$35,500	\$0	58.043	54.341	(3.702)
25	Chatfield	\$72.00	\$72.00	\$0.00	\$45,500	\$45,500	\$0	64.428	62.333	(2.095)
27	York	\$56.25	\$56.25	\$0.00	\$30,500	\$30,500	\$0	58.131	51.509	(6.622)
28	Forestville	\$56.25	\$56.25	\$0.00	\$30,500	\$30,500	\$0	61.393	61.789	0.396
29	Fillmore	\$58.50	\$58.50	\$0.00	\$30,500	\$30,500	\$0	63.746	58.917	(4.829)
31	Jordan	\$69.75	\$69.75	\$0.00	\$50,500	\$50,500	\$0	62.835	56.326	(6.509)
32	Beaver	\$56.25	\$56.25	\$0.00	\$35,500	\$35,500	\$0	62.226	58.803	(3.423)
33	Bloomfield	\$60.75	\$60.75	\$0.00	\$35,500	\$35,500	\$0	61.601	58.601	(3.000)
35	Spring Valle	\$68.75	\$68.75	\$0.00	\$45,500	\$45,500	\$0	61.393	57.217	(4.176)
37	Sumner	\$76.50	\$76.50	\$0.00	\$50,500	\$50,500	\$0	67.892	68.656	0.764

Note: Some Twps have more than one levy rate that is not shown on this list

CITY RESIDENTIAL RATES, SQ FT & LEVY

ID	City	House Rate 2015P	House Rate 2016P	Change	Prime Lot Sq Ft	Lot Value 2015P	Lot Value 2016P	Change	Levy 2014P	Levy 2015P	Change
2	Mabel	\$37.00	\$42.50	\$5.50	10000	\$1.35	\$1.35	\$0.00	189.174	204.026	14.852
5	Rushford Vi	\$67.00	\$77.00	\$10.00	10000	\$1.75	\$1.75	\$0.00	70.478	90.398	19.920
6	Rushford Ci	\$64.00	\$61.00	(\$3.00)	10000	\$2.25	\$2.25	\$0.00	120.586	135.658	15.072
7	Peterson	\$54.00	\$50.00	(\$4.00)	14000	\$1.00	\$1.00	\$0.00	110.465	151.731	41.266
9	Canton	\$43.75	\$43.75	\$0.00	10000	\$1.05	\$1.05	\$0.00	137.404	134.106	(3.298)
12	Whalan	\$63.75	\$63.75	\$0.00	12000	\$1.50	\$1.50	\$0.00	78.974	71.664	(7.310)
15	Harmony	\$46.00	\$50.50	\$4.50	10000	\$1.50	\$1.50	\$0.00	138.615	139.659	1.044
17	Preston	\$50.40	\$55.00	\$4.60	10000	\$1.65	\$1.65	\$0.00	156.589	152.151	(4.438)
19	Lanesboro	\$78.00	\$70.00	(\$8.00)	14000	\$2.10	\$2.10	\$0.00	133.488	130.142	(3.346)
24	Fountain	\$72.50	\$62.50	(\$10.00)	14000	\$1.40	\$1.40	\$0.00	104.133	99.987	(4.146)
26	Chatfield	\$77.00	\$77.00	\$0.00	10000	\$2.50	\$2.50	\$0.00	137.022	141.899	4.877
30	Wykoff	\$43.50	\$43.50	\$0.00	10000	\$1.50	\$1.50	\$0.00	142.374	137.898	(4.476)
34	Ostrander	\$45.00	\$45.00	\$0.00	10000	\$1.10	\$1.10	\$0.00	138.236	141.123	2.887
36	Spring Valle	\$56.00	\$56.00	\$0.00	10000	\$1.75	\$1.75	\$0.00	141.088	141.088	0.000

Note: Some Cities have more than one levy rate that is not shown on this list

Appellant

Allen Benson, R05.0307.070

No State Board Orders

The End